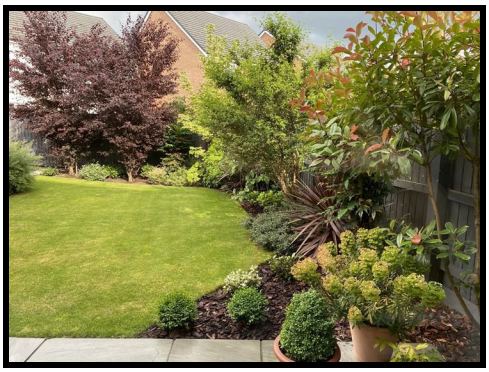
SCOFFIELD STONE
estate agents



24 Arnfield Drive, Hilton, Derby, DE65 5AA

Offers In Excess Of £315,000

NO CHAIN Scoffield Stone are delighted to offer for sale this immaculately presented, nearly new St Modwen built home located on the Hilton Valley development to the south of the village. The property has been improved throughout with quality fittings and finishes making this an absolutely 'ready to go' property which is ideally suited to a growing family.

Key features are the bay fronted sitting room, study, open plan kitchen/diner, separate utility and three toilets. There is a double tandem driveway and garage with light and power. Gardens are well landscaped with the rear enclosed secluded garden providing a good mixture of lawn, patio and well planted borders.

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www.scoffieldstone.co.uk

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Entrance Hall

Having wood effect Karndean flooring and stylish decor with front aspect composite door having obscure glazed side windows, radiator, under stairs cupboard.

Living Room
13'5" x 12'9" (4.1 x 3.9)

Carpeted and neutrally decorated with front aspect upvc double glazed window to bay and smaller front aspect upvc double glazed window both with fitted blinds, replica fireplace with electric wood burner style stove, fitted side board, two radiators, tv and telephone points.

Kitchen/Dining
9'6" x 19'8" (2.91 x 6)

Having wood effect Karndean flooring and neutral decor with rear aspect upvc double glazed window having fitted shutter blind, upvc double glazed French doors to rear garden, inset lights to ceiling, a range of fitted wall and floor units to gloss white finish and grey stone effect worktop, inset 5 burner stainless steel gas hob with chimney style extractor hood over, integrated dishwasher, integrated wine chiller, integrated fridge/freezer, integrated electric double oven, radiator.

Study
9'9" x 6'10" (2.99 x 2.1)

Carpeted and stylishly decorated with front aspect upvc double glazed window having fitted blinds, radiator and telephone point.

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Utility
9'6" x 5'8" (2.91 x 1.74)

Having wood effect Karndean flooring and neutral decor with rear aspect part obscure glazed composite door, fitted wall and floor units to gloss white finish with grey stone effect worktop, under counter space and plumbing for appliances, radiator, wall mounted IDEAL gas boiler.

Guest Cloakroom

Having wood effect Karndean flooring and neutral decor with side aspect obscure upvc double glazed window having fitted shutter blind, radiator, toilet and pedestal wash hand basin with chrome monobloc tap and tiled splashback

Stairs/Landing
Carpeted and neutrally decorated with wooden spindle staircase having Ash handrail, access to roof space.

Bedroom One
12'5" x 12'9" (3.8 x 3.9)

Carpeted and neutrally decorated with front aspect upvc doubles glazed window with fitted shutter blind, radiator, tv and telephone points and built-in wardrobe.

En Suite

Having ceramic tiled flooring and neutral decor with part Metro tiled walls, front aspect upvc double glazed window with fitted shutter blind, toilet, wash hand basin with fitted vanity cupboards and chrome monobloc tap, double shower enclosure with plumbed shower and heated towel rail.

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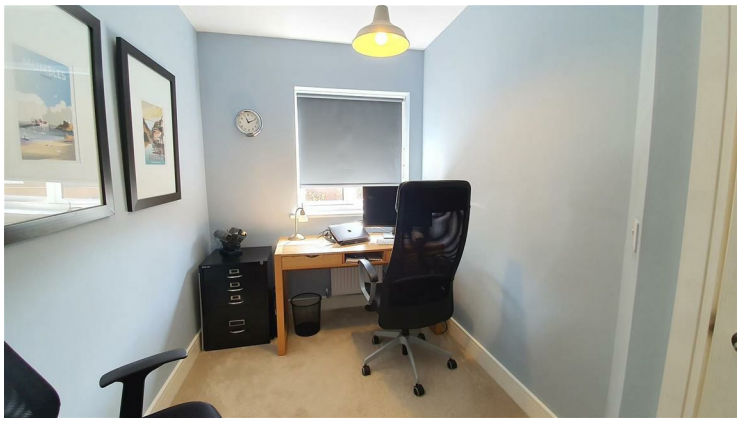
Bedroom Two
12'5" x 9'0" (3.8 x 2.76)

Carpeted and neutrally decorated with front aspect upvc double glazed window having fitted shutter blind, radiator, tv point, fitted wardrobe and over stairs cupboard.

Bedroom Three
10'8" x 8'11" (3.26 x 2.74)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, built in cupboard with hot water cylinder and TV point.

Bedroom Four
11'0" x 6'6" (3.36 x 2)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, radiator.

Bathroom

Having ceramic tiled flooring and neutral decor with part tiled walls, rear aspect obscure upvc double glazed window with fitted shutter blind, shaving point, bathtub with chrome mixer tap having shower attachment, toilet, pedestal wash hand basin with chrome monobloc tap, shower cubicle with plumbed shower and towel radiator.

Garage
A single detached garage with light, power and metal up and over door.

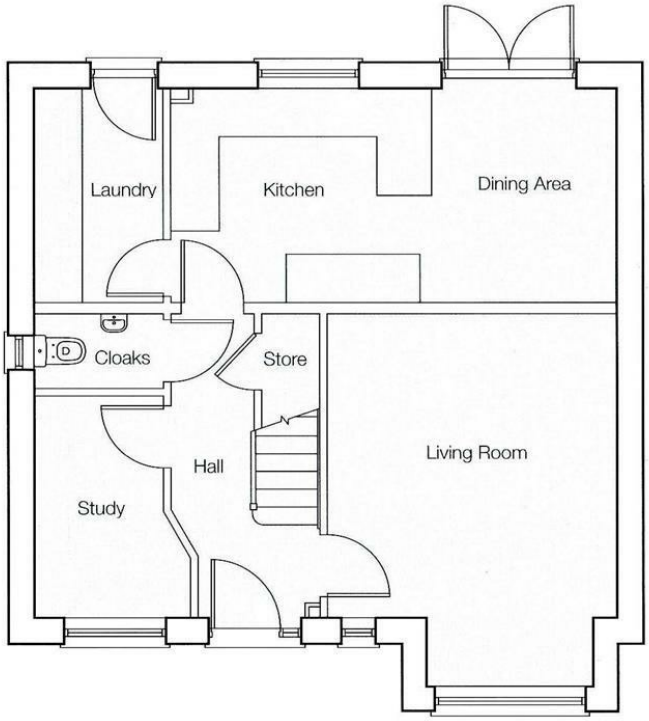
Outside

To the front is a small lawn to either side of the paved entrance pathway, with metal railing fence and some hedge planting. Exterior plug socket.
To the rear is a very well landscaped enclosed garden with lawn, planted borders and stone paved patio. Exterior tap and plug socket.

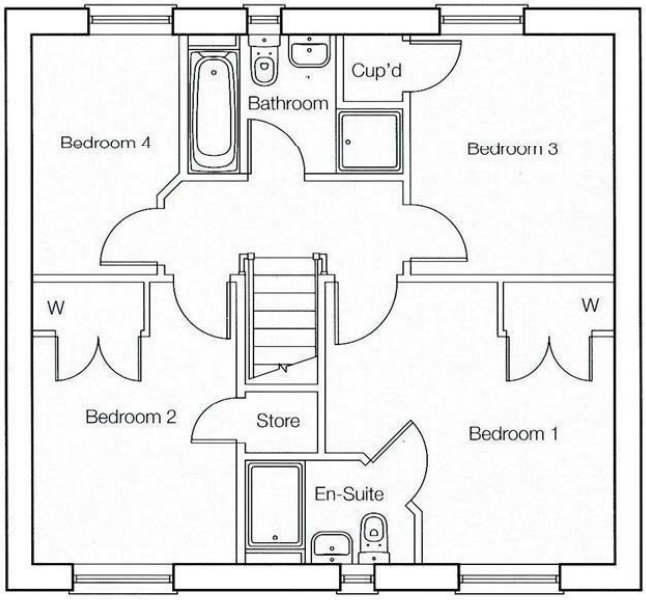
Air Quality
Get air quality data for this address here: https://addresspollution.org/

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

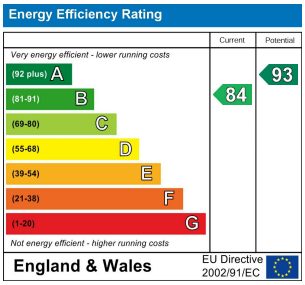
ST.MODWEN HOMES

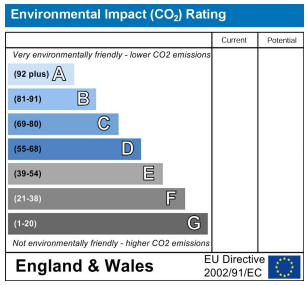


Ground Floor



First Floor





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